


No. *HA201.1890.A2

Aug. 1894-

Jan. 1895





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EXTRA CENSUS BULLETIN.

No. 85.

WASHINGTON, D. C.

September 29, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN WASHINGTON.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 14, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in Washington for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 18.41 per cent of the farm families hire and 81.59 per cent own the farms cultivated by them; that 26.76 per cent of the farm owning families own subject to incumbrance and 73.24 per cent own free of incumbrance. Among 100 farm families, 18 hire their farms, 22 own with incumbrance, and 60 without incumbrance. On the owned farms there are liens amounting to \$6,966,100, which is 28.64 per cent of their value, and this debt bears interest at the average rate of 9.87 per cent, making the average annual interest charge \$131 to each family. Each owned and incumbered farm, on the average, is worth \$4,632, and is subject to a debt of \$1,327.

The corresponding facts for homes are that 59.73 per cent of the home families hire and 40.27 per cent own their homes; that of the home owning families 79.99 per cent own free of incumbrance and 20.01 per cent with incumbrance. In 100 home families, on the average, 60 hire their homes, 8 own with incumbrance, and 32 without incumbrance. The debt on owned homes aggregates \$5,225,270, or 28.86 per cent of their value, and bears interest at the average rate of 9.31 per cent, so that the annual amount of interest to each home averages \$129. An average debt of \$1,382 incumbers each home, which has the average value of \$4,788.

There are 3 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 72.14 per cent of the home families hire and 27.86 per cent own their homes, and of the home owning families 26.74 per cent own with incumbrance and 73.26 per cent own free of incumbrance. In 100 home families, on the average, are found 72 that hire their homes, 8 that own with incumbrance, and 20 that own without incumbrance. The liens on the owned homes are 28.56 per cent of the value of those subject to lien. Several averages show that the rate of interest is 8.81 per cent; value of each owned and incumbered home, \$7,562; lien on same, \$2,160, and yearly interest charged on each home, \$190.

Real estate purchase and improvements, when not associated with other objects, caused 57.16 per cent of the farm families to incur 62.43 per cent of the farm debt and 74.04 per cent of the home families to incur 72.72 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES: 1890.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hiring.	Free.	Incumbered.	Free.	Incumbered.
The State.....	70,977	38,521	29,488	9,033	32,456	54.27	45.73	76.55	23.45	41.54	12.73
For farms.....	24,047	19,620	14,369	5,251	4,427	81.59	18.41	73.24	26.76	59.75	21.84
For homes.....	46,930	18,901	15,119	3,782	28,029	40.27	59.73	79.99	20.01	32.21	8.06
Three cities (for homes).....	17,652	4,918	3,603	1,315	12,734	27.86	72.14	73.26	26.74	20.41	7.45
Seattle.....	7,857	2,254	1,723	531	5,603	28.69	71.31	76.44	23.56	21.93	6.76
Spokane.....	3,439	900	749	151	2,539	26.17	73.83	83.22	16.78	21.78	4.39
Tacoma.....	6,356	1,764	1,131	633	4,592	27.75	72.25	64.12	35.88	17.79	9.96
Rest of state (for homes).....	29,278	13,983	11,516	2,467	15,295	47.76	52.24	82.36	17.64	39.33	8.43

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON: 1890.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State.....	9,033	\$42,427,919	\$12,191,370	28.73
For farms.....	5,251	24,320,083	6,966,100	28.64
For homes.....	3,782	18,107,836	5,225,270	28.86
Three cities (for homes).....	1,315	9,944,214	2,840,127	28.56
Seattle.....	531	3,869,717	1,099,112	28.40
Spokane.....	151	1,594,338	429,580	26.94
Tacoma.....	633	4,480,159	1,311,435	29.27
Rest of state (for homes).....	2,467	8,163,622	2,385,143	29.22

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED: 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$4,697	\$1,350	\$1,173,923	\$130	9.63
For farms.....	4,632	1,327	687,378	131	9.87
For homes.....	4,788	1,382	486,545	129	9.31
Three cities (for homes).....	7,562	2,160	250,221	190	8.81
Seattle.....	7,288	2,070	92,127	173	8.38
Spokane.....	10,559	2,845	40,484	268	9.42
Tacoma.....	7,078	2,072	117,610	186	8.97
Rest of state (for homes).....	3,309	967	236,324	96	9.91

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.	
	For farms.		For homes.		For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.		
Under 6 per cent.....	0.29	0.49	1.06	0.99	0.68	0.35
6 per cent.....	1.50	1.19	4.65	7.06	7.53	9.78
7 per cent.....	5.87	3.80	5.05	5.64	6.24	7.28
8 per cent.....	4.28	5.63	10.60	13.03	17.19	15.04
6 to 8 per cent, inclusive.....	12.32	11.57	21.23	30.35	31.79	39.10
Over 6 per cent.....	98.21	98.32	94.29	91.95	91.79	89.87
Over 8 per cent.....	87.39	87.94	77.71	68.66	67.53	60.55
Over 10 per cent.....	19.54	17.02	19.20	12.64	6.92	3.89
Over 12 per cent.....	2.57	2.21	4.44	2.67	1.29	0.72

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